



CITY OF NEW ORLEANS

## BlightSTAT

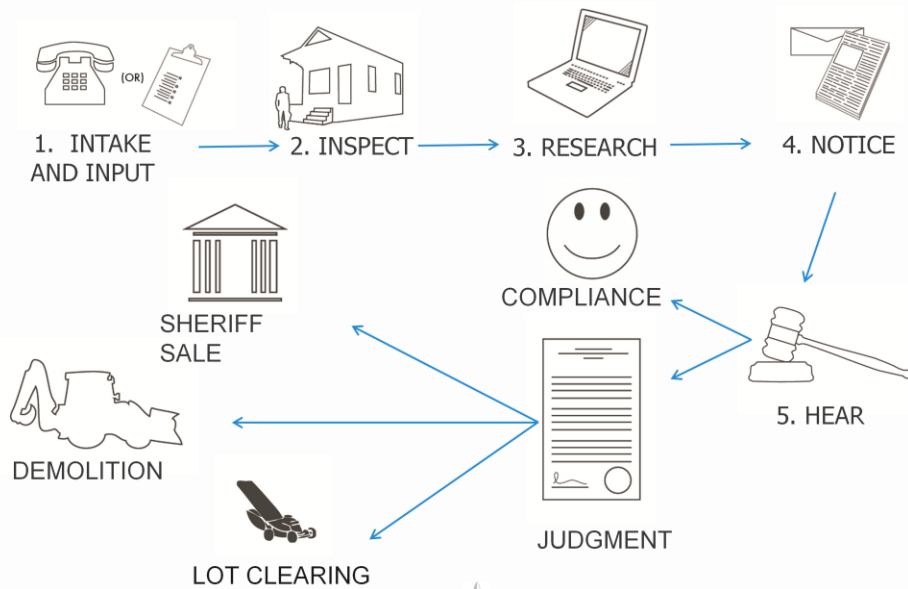
Reporting Period: December 2016

[www.nola.gov/opa](http://www.nola.gov/opa)



Office of Performance and Accountability

# Overview of the Blight Reduction Process



# Action Items

Assigned	Responsible	Action	Notes
1/12/2017	Dyer	Develop and implement mechanism for interested buyers to pay costs of title research.	▪ Legal basis is currently being reviewed.
1/12/2017	Knudsen Harris	Begin holding regular meetings to coordinate inter-agency strategy for blighted commercial properties.	▪ Meeting will initially include NORA and Code Enforcement, but could eventually involve other agencies.





**INSPECT**



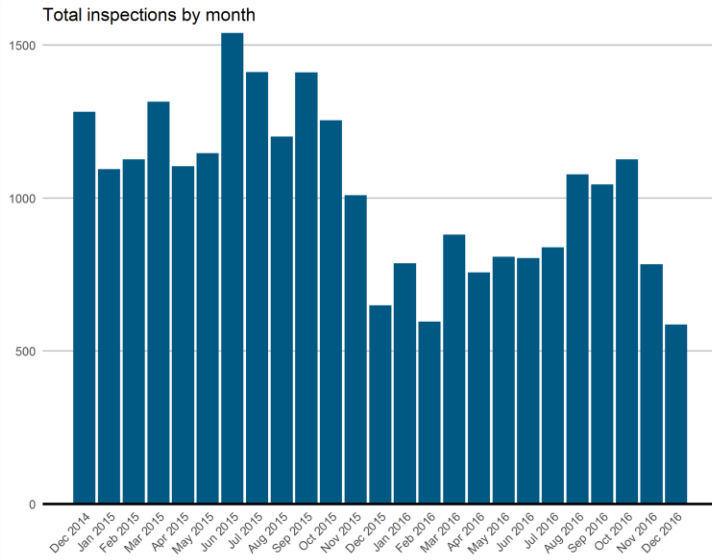
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*Inspection:* An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

**Note:**  
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

## Compared to prior years, fewer properties were inspected in December



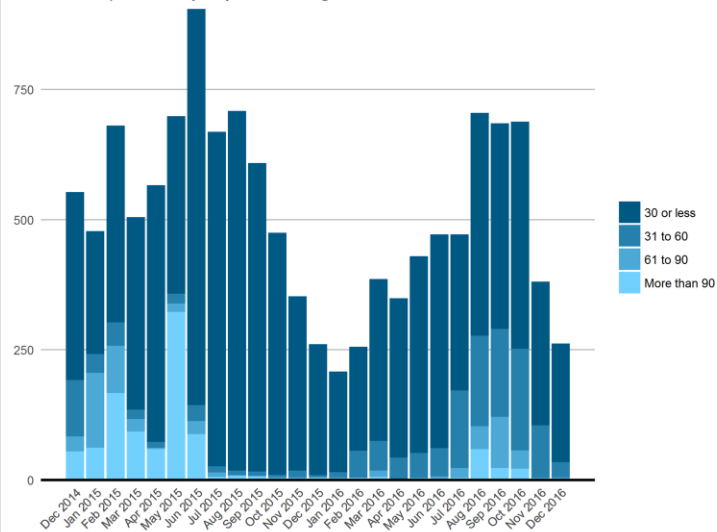
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*New Initial Inspection:*  
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

## In December all but five initial inspections were completed within 60 days, for an average of 21 days

Initial inspections by days since filing



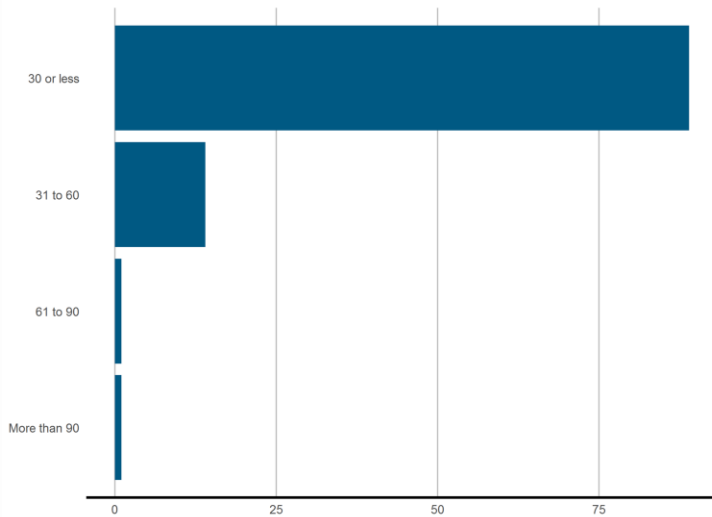
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*New Cases:*  
Any case that is opened after January 1<sup>st</sup>, 2013  
*New Initial Inspection:*  
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide  
*Queue:* The list of all new cases awaiting inspection

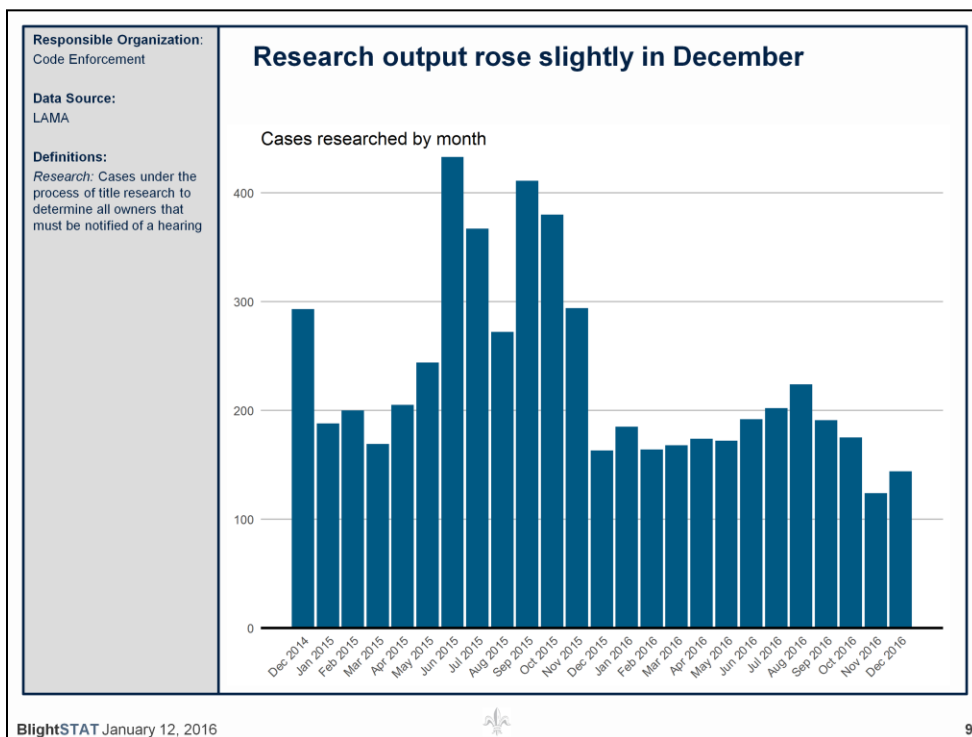
## Fewer than 20 initial inspections are currently outstanding beyond 30 days

Open cases with no inspection by days since filing









Two positions were vacant during the December reporting period, one of which will be filled by an experienced reviewer. Code Enforcement believes that 200 title reviews completed per month should be achievable going forward.

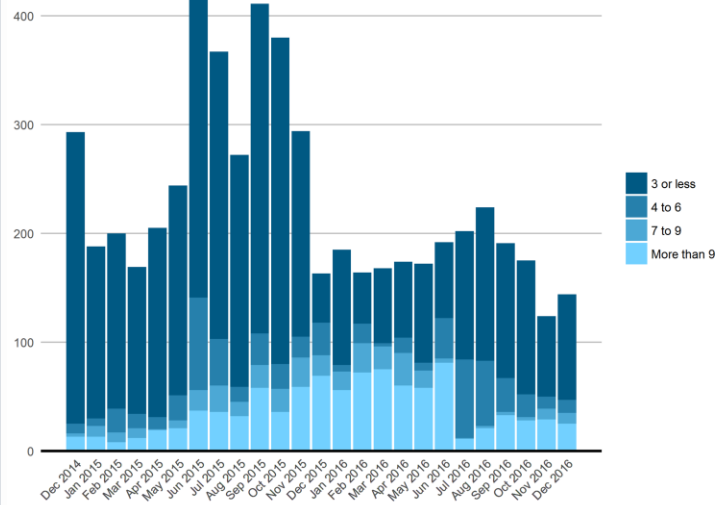
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

## The uptick in research was driven primarily by newer cases

Research by months since initial inspection



**Responsible Organization:**

Code Enforcement

**Data Source:**

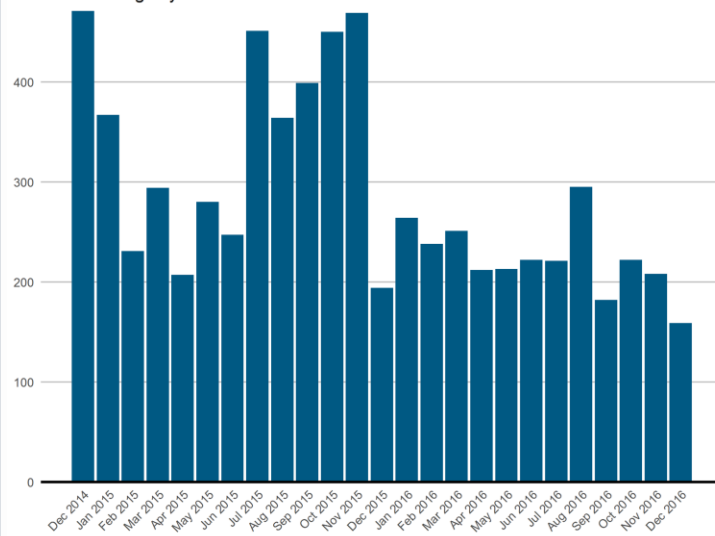
data.nola.gov

**Definitions:**

*Hearing:* A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

## December hearings were below prior-year levels

Total hearings by month



**Responsible Organization:**

Code Enforcement

**Data Source:** LAMA

**Definitions:**

*Guilty:* A hearing where the

property is judged to be blighted

*Violations Abated:* A hearing

where the property is judged not

to be blighted (though fines from

previous violations may be

levied). As of June 2014,

judgments of "Dismissed

Abated" are counted under

Violations Abated.

*Work in Progress:* A hearing

where the property is not yet in

compliance but the owner has

proof that they are in the

process of bringing it up to code

*Insufficient Notice:* A hearing

where Code Enforcement did

not give the property owner the

necessary amount of time

before the hearing, leading to

the case being reset

*No Reinspection:* A hearing

where Code Enforcement failed

to inspect the property in

sufficient time (five days),

leading to the case being reset

*Other Legal Issue:* Cases reset

or closed for factors beyond

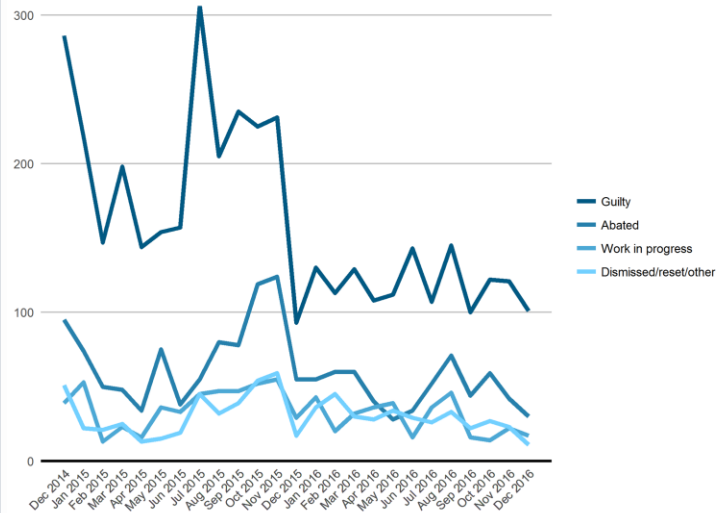
Code Enforcement's control. In

many cases the property is in

compliance.

## Guilty judgments were ahead of 2015 levels

Hearing outcomes by month



**Responsible Organization:**

Code Enforcement

**Data Source:** LAMA

**Definitions:**

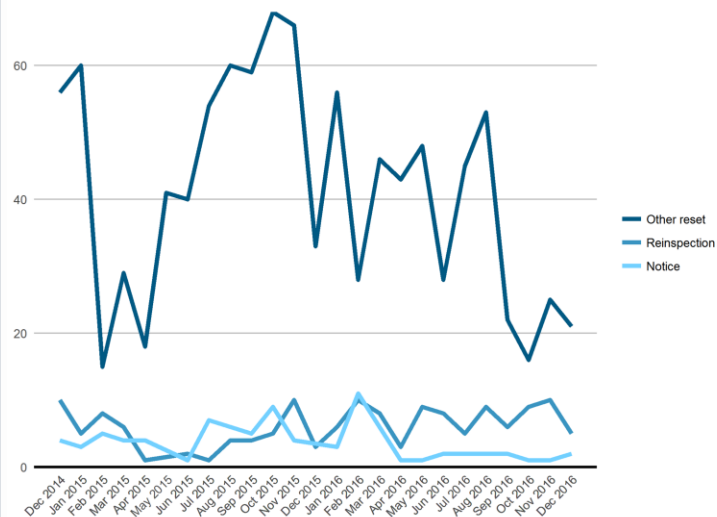
*Guilty:* A hearing where the property is judged to be blighted  
*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code  
*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset  
*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## Two notice resets were reported in December, along with five due to reinspection issues

Hearings reset by month

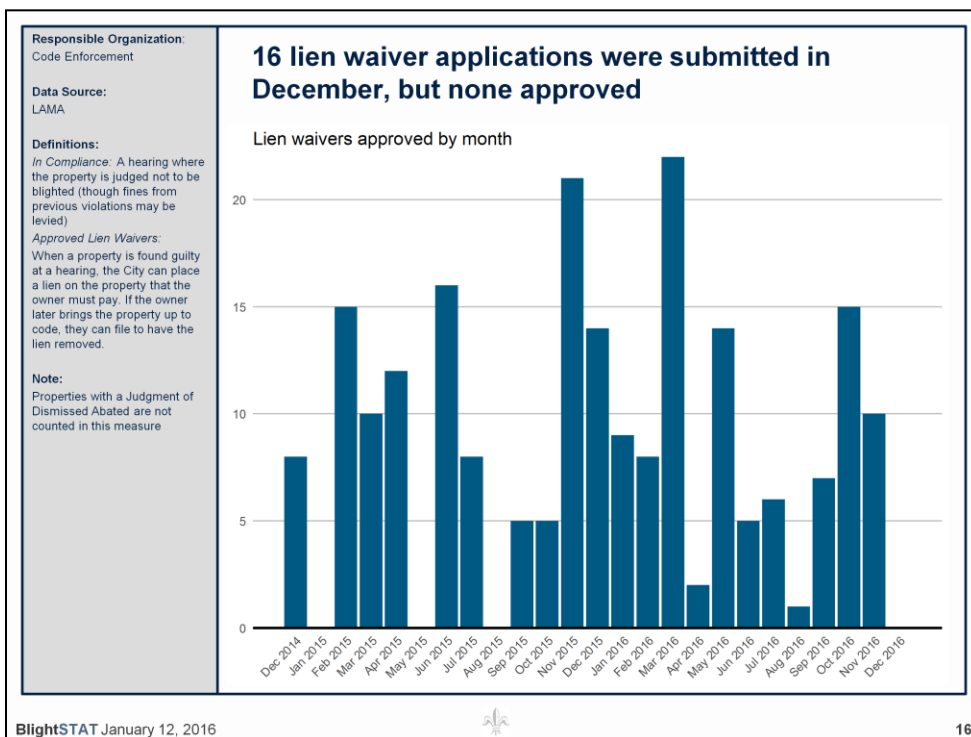


# Key Performance Indicators

Measure	Year-end actual	Year-end target
Properties brought to initial hearing	2,068	2,500
Percent of hearings reset due to failure to re-inspect the property	3.3	3
Percent of hearings reset due to notice issues	1.0	2







Several applications came from properties with ongoing violations.



**Responsible Organization:**  
Code Enforcement

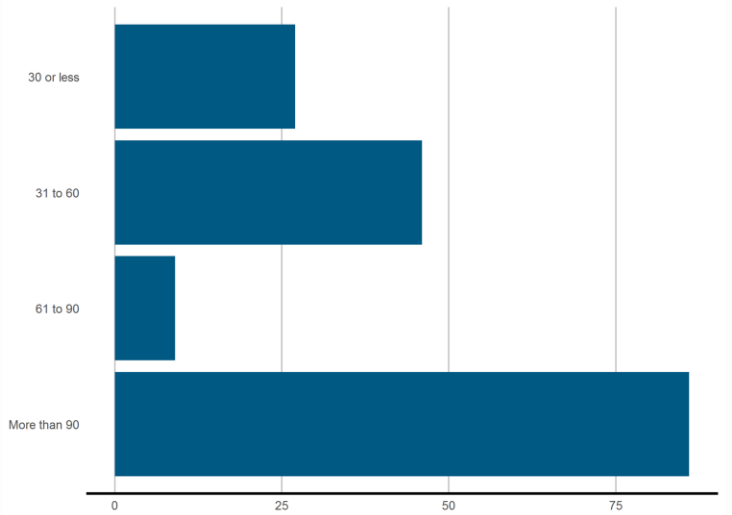
**Data Source:**  
LAMA

**Definitions:**  
*Awaiting Review:*  
Open cases with guilty judgments that have not yet been reviewed.

**Note:**  
Abatement decision event is generally triggered after lien has been added to tax bill.

## Fewer than 170 abatement decisions are now outstanding, after significant efforts by staff

Abatement decisions pending  
(by days since lien added to tax bill)



**Responsible Organization:**

Code Enforcement, Law

**Data Source:**

Law Department, Housing Unit.

**Definitions:**

**Code Lien Foreclosure/Sheriff's Sale:**

Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

**Accepted Files:**

All cases that are filed successfully, with no legal issues.

**Title Research:**

Cases that are not accepted because of errors involving ownership identification. *Procedural Deficiency:*

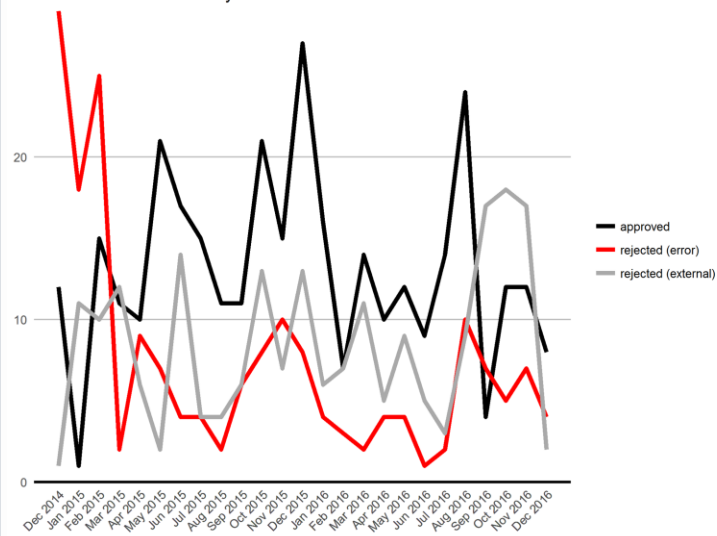
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

**External Factors:**

Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

## 8 properties were approved for sale, with 4 errors identified and 2 files rejected due to external issues

Sale review outcomes by month



**Responsible Organization:**

Code Enforcement

**Data Source:**

Law Department, Housing Unit

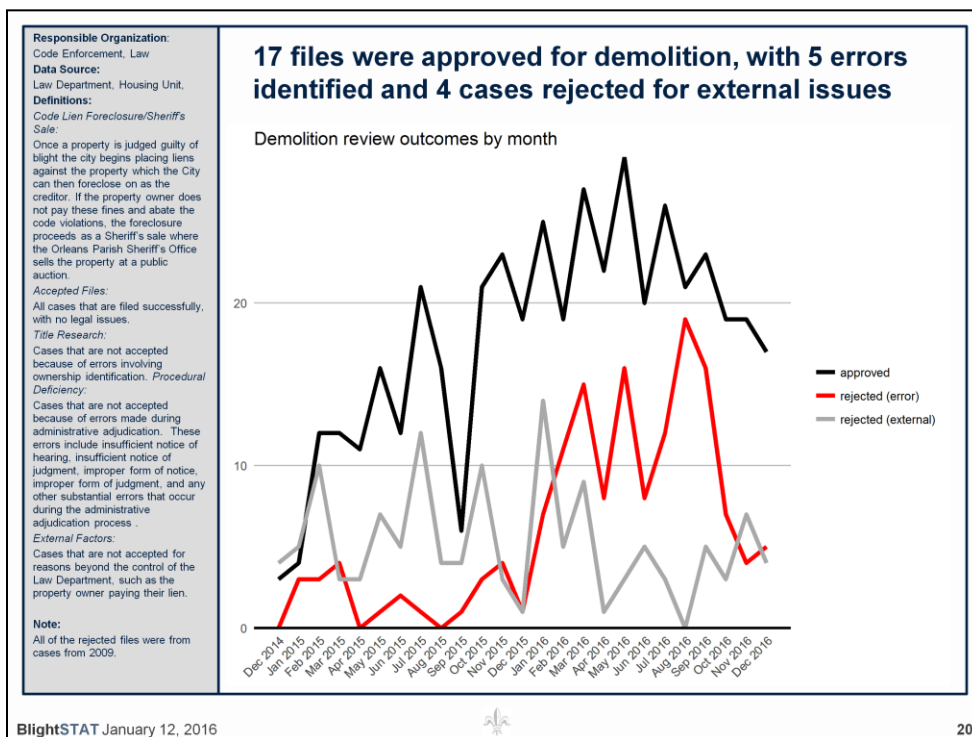
**Definitions:***Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

**One sale was completed in December, with another property not receiving bids, three sales stopped, and two liens paid prior to auction**

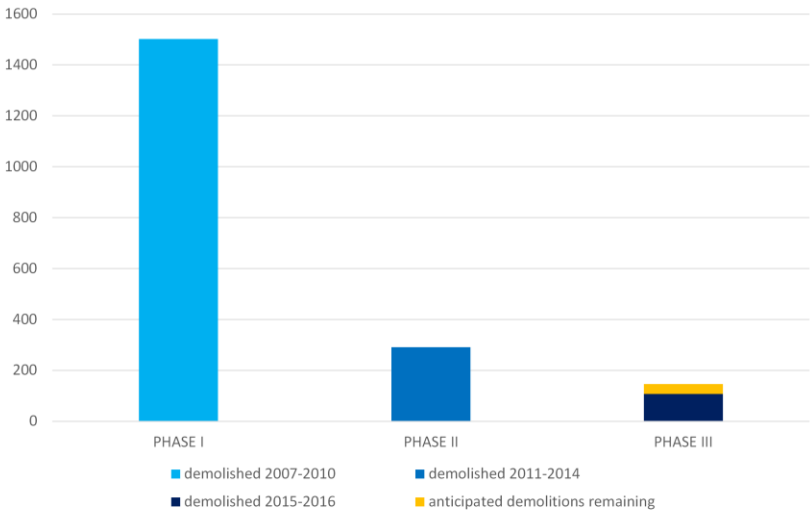
Address	Month filed	Sale date	Price
1842 Lesseps St. / 4226 N. Prieur	February 2016	12/8/2016	9,100
2036 Almonaster Ave	March 2016	12/1/2016	No bids





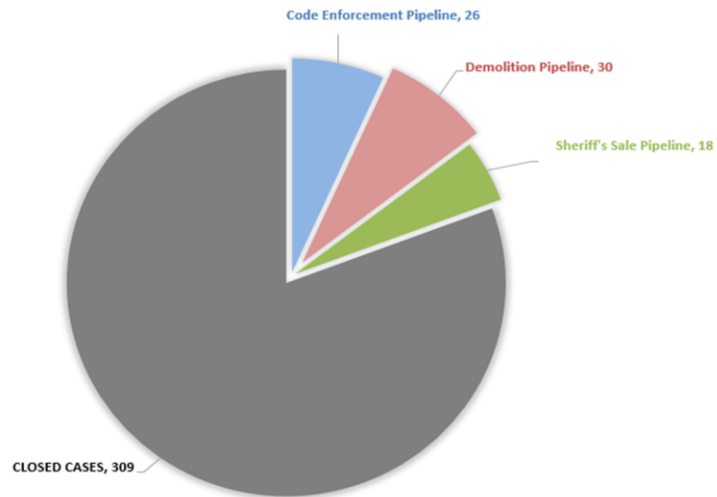
One attorney continues to handle substantially all demolition legal reviews.

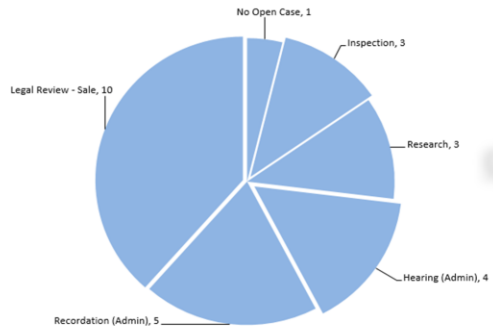
**Properties demolished under the  
FEMA Funded Demolitions Program**



### **PHASE III**

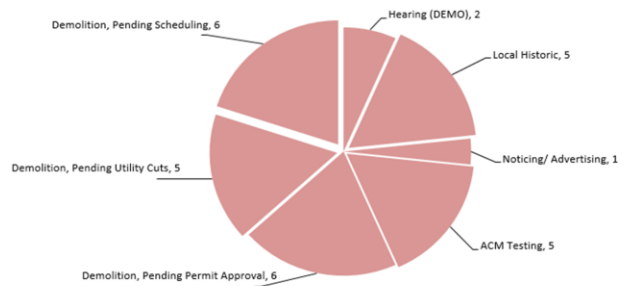
Of the 383 cases Conditionally Approved for FEMA Funded Demolition...



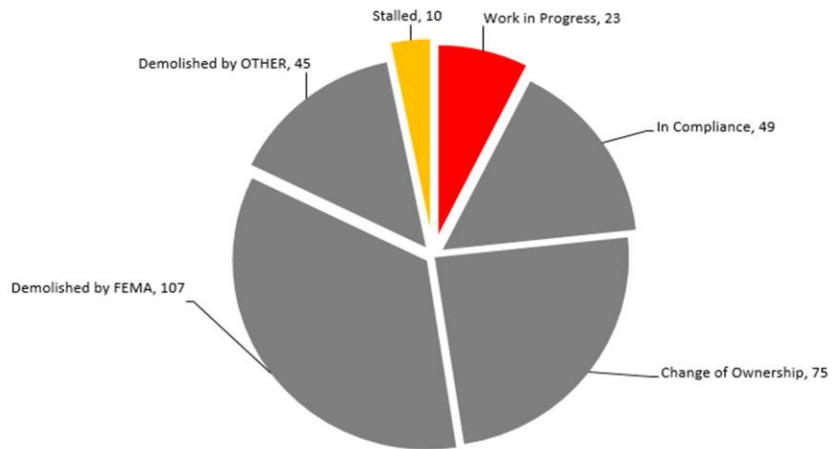


←  
**Code Enforcement Pipeline**

→  
**Demolition Pipeline**



### Close-up of Closed Cases





## Code Enforcement has reached an abatement strategy or is awaiting abatement on 12 priority commercial properties

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	1008 Jourdan Ave	Former school building (T.J. Semmes Elementary School) in Holy Cross	Writ filed for property to be sold. For updated information inquire with the Sheriff's Office website using case number 2016-3224.	NINTH WARD HOUSING DEVELOPMENT CORP
	3010 Sandra Dr	Crescent City Gates	Writ filed for property to be sold. Sale Date: 1/19/2017. For updated information inquire with the Sheriff's Office website using case number 2015-11285.	Crescent City Gates Fund LP
	4402 Reynes Blvd	Haydel Heights Apartments	Writ filed for property to be sold. Sale Date: 1/26/2017. For updated information inquire with the Sheriff's Office website using case number 2015-10966.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Property sold on 10/20/2016 for \$166,666.67. Recordation of Sheriff's deed is pending. For updated information inquire with the Sheriff's Office using case number 2015-11432.	Vincente A Morreale et al
	8500 Lake Forest Blvd	Abandoned Gas Station	Property did not sell at auction on 10/6/2016 (no bid no sale). Code Enforcement will look for an interest in purchase before putting up the property again for a second sale. For updated information inquire with the Sheriff's Office using case number 2015-7497.	Sterling McKeithen et al
Awaiting Abatement	2616 S. Claiborne Ave	Cornerstone Homes	Property received guilty judgment 7/7/2016.	Greater New Orleans Rehabilitation Corp
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.	
	6701 I-10 W Service Rd	30 I-10 Service Rd	Property received guilty judgment on 1/25/2016.	Stephen A Uwaezuoke
	6800 Plaza	Medical Facility	Property received guilty judgment on 11/10/2016	Oschner Clinic Foundation
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.	Otis Lain et al
	12001 I-10 Service Rd	La Quinta Inn	Property received guilty judgment on 7/11/2016.	Bullard Mall LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Property received a guilty judgment 3/3/2015	Family Resources of New Orleans, Inc



## Nine priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Description	Status	Owner
Awaiting hearing	2646 Westbend Pkwy	Higgins Gate	Hearing scheduled 1/12/2017. New Code enforcement case started to encompass parties involved in litigation with owners .	Love Outreach Fellowship et al
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing initially scheduled 6/27/2016. Reset for work in progress. Hearing scheduled 1/23/2017.	RACETRAC PETROLEUM INC
	609 Jackson Ave	Formerly a hospital	Violations found and hearing is 12/20/2016. Hearing reset for 6/26/2017 in order to allow the new owner to initiate work on the site.	609 Jackson LLC
Code Enforcement monitoring	1532 Robert E. Lee Blvd		Settlement reached with the owner CE will continue to monitor. Permits pulled.	REL Investments LLC
	2500 Louisiana Ave	3403 Freret St/2502 Louisiana	Property sold and owner settled liens with the City. Owner has applied to demolish structure and submitted plans to build a medical center.	2500 Louisiana, LLC
	2501 St Claude Ave	Auto Parts Store	Settlement reached with the owner CE will continue to monitor.	Infinity Fuels, LLC
	6001 Bullard Ave	Old Schwegmann's	Lien Paid---CEHB monitoring	Bullard Center Investments, LLC
	6700 Plaza		Consent judgment signed---CEHB monitoring	6700 Plaza Drive LLC
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed---CEHB monitoring	Lake Forest Tower LLC



## An additional three properties are currently in litigation

Address	Description	Case information	Owner
5300 Franklin Ave	5300 Franklin Ave	38884 Dreux (hold includes 5324 Franklin Ave, 5332 Franklin adjacent vacant lots.)	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02889
5328 Franklin Ave	5328 Franklin Ave	Vasquez Building (DMK) hold includes 3 Dreux Avenue and 5332 Franklin Ave adjacent vacant lots.	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02888
6601 Plaza	6601 Plaza	Grand of the East	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-00001



# Key Performance Indicators

Measure	Year-end actual	Year-end target
Cases brought into compliance and closed prior to hearing	633	Measuring
Blighted properties found in compliance at hearing or approved for lien waiver	674	750
Blighted units demolished*	185	250

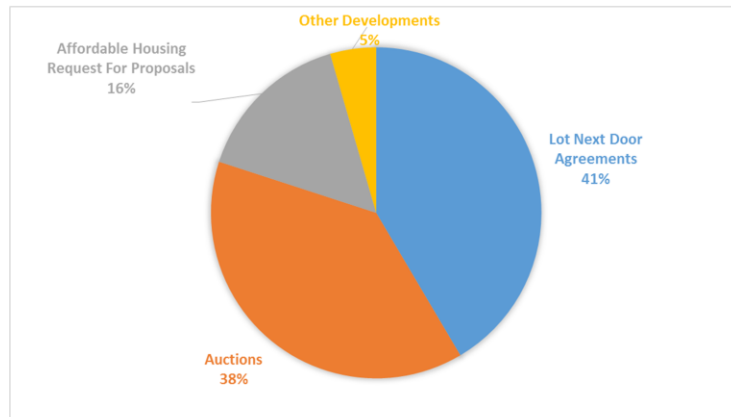


\* Staff have been working to remove duplicate entries from the demolitions dataset.

# REINVESTMENT



## NORA 2016 KPI Completed: 200 Properties Returned to Commerce



# Market Rate Housing Development



\*\*\*\*SPRING 2017 AUCTION\*\*\*\*

\*\*\*\*\*EXPRESSION OF INTEREST PERIOD\*\*\*\*\*

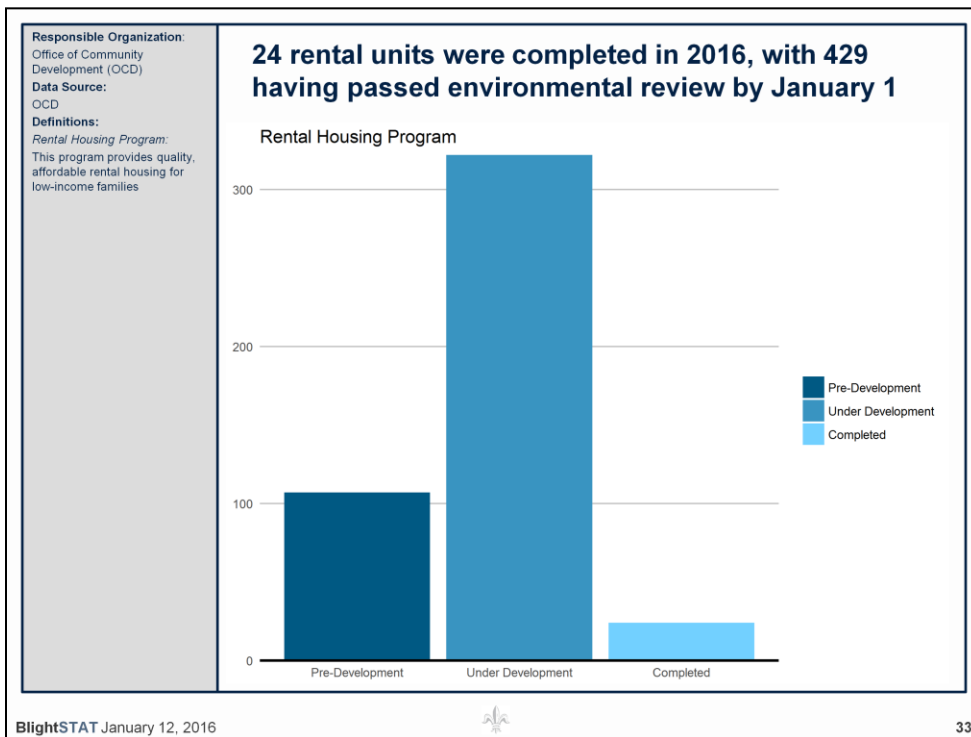
You are receiving this email because you registered via our website to be notified of upcoming property sales. Please visit [noraproperty.nola.gov](http://noraproperty.nola.gov) beginning January 2, 2017 through January 13, 2017 to express your interest in a NORA owned property for possible inclusion in our upcoming auction. Please continue to visit our website [redevelop.nola.gov](http://redevelop.nola.gov) or call 504.658.4422 for more information about the upcoming auction.

## NORA – Affordable Housing Program Update

Affordable Housing Programs Administered by NORA as of 01/01/2017									
Project Name	Total Sold to New Resident	Total Sold to New Resident (Δ)	For Sale/Rent	Under Construction	Option to Purchase	Pre-Development	Total Number of Parcels	Total Sold to Developer	Total Sold to Developer (Δ)
Lower 9 Ward Development Initiative	0	0	0	5	0	170	175	5	0
Residential Construction Lending, 2	23	4	4	24	5	3	59	51	0
Residential Construction Lending, 3	0	0	0	0	0	7	7	0	0
<b>Total</b>	<b>23</b>	<b>4</b>	<b>4</b>	<b>29</b>	<b>5</b>	<b>180</b>	<b>241</b>	<b>56</b>	<b>0</b>







161-unit project was originally scheduled to be completed in late 2016 but is now scheduled for completion in spring 2017.

**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

OCD

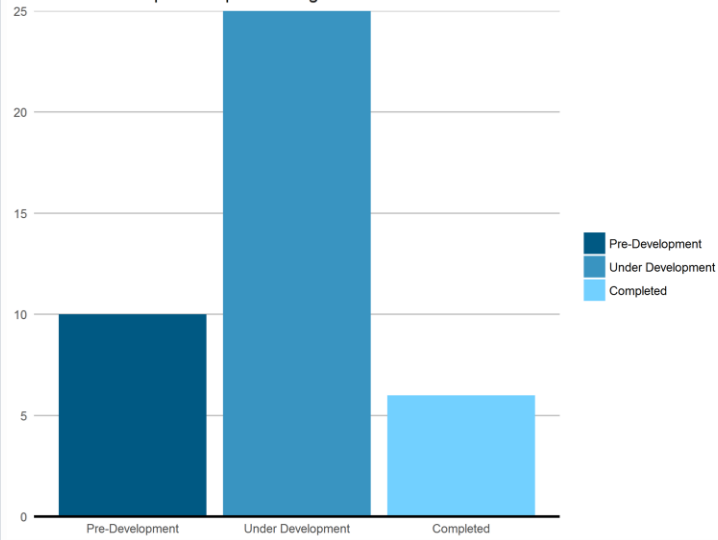
**Definitions:**

*Homeownership Development  
Program:*

This program allows  
development organizations to  
apply for HOME funds to  
subsidize the cost of  
construction, land acquisition  
and down payment assistance  
that will produce an affordable  
home for a low-income family

## Six homeownership development projects were completed in 2016

Homeownership Development Program



**Responsible Organization:**

Office of Community  
Development (OCD)

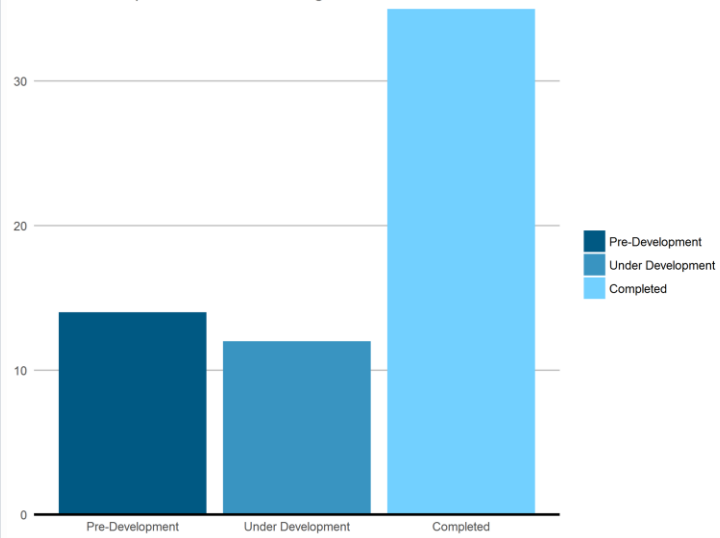
**Data Source:**  
OCD

**Definitions:**

*Owner-Occupied Rehabilitation Program:* This program provides financial assistance to low income homeowners to repair their residences, while bringing them up to code and reducing blight.

## 35 projects under the consolidated OOR-Home Modification program were completed in 2016

### Owner-Occupied Rehabilitation Program



# Key Performance Indicators

Measure	Year-end actual	Year-end target
Properties returned to commerce through disposition programs	200	200
Rental Housing Program units completed	24	125
Homeownership Development Program units completed	6	20
Owner-Occupied Rehabilitation Program units completed	35	75

